

**Planning Board Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: September 22, 2005 at 6:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)**

**MANCHESTER PLANNING BOARD  
BUSINESS MEETING  
Thursday, September 22, 2005 – 6:00 p.m.  
City Hall, Third Floor, Aldermanic Chambers**

**I. ADMINISTRATIVE MATTERS (See Enclosed):**

1. Approval of Minutes of Meetings held on August 11, 2005, and August 25, 2005.

**II. REGULATORY MATTERS:**

**(Tabled/Current Items)**

2. S-28-2005 Property located at 401 Spruce Street, an application to subdivide property by adjusting boundary lines, without creating new lots – Duval Survey for Armand Boisvert  
**Public Hearing: 09/08/05 [Recommendation Enclosed]**  
**Deadline for Action: 11/03/05**
3. S-39-2005 Property located on Lindstrom Lane, an application to subdivide property to create fifteen (15) single family lots having frontage on a new public street – TF Moran for Milton and Sally Argeriou  
**Public Hearing: 09/08/05 [Staff Report Enclosed]**  
**Deadline for Action: 11/03/05**
4. S-40-2005 Property located at 244 West Rosemont Avenue, an application to subdivide property to create one (1) new duplex building lot – Joseph M. Wichert for Denis E. Duhaime  
**Public Hearing: 09/08/05 [Staff Report Enclosed]**  
**Deadline for Action: 11/03/05**
5. S-43-2005 Property located at 192 Arah Street, an application to subdivide property to create two building lots – David O'Hara for George & Becky Kokkinos and Beck's Custom Homes, Inc.  
**Public Hearing: 09/08/05 [Staff Report Enclosed]**  
**Deadline for Action: 11/03/05**
6. SP-22-2005 Property located at 415 Silver Street, an application for site plan approval for

conversion of an industrial building into a 57 unit apartment complex –  
Renaissance 8 Limited Partnership

**Public Hearing: 07/14/05 [Recommendation Enclosed]**

**Deadline for Action: 09/08/05**

7. SP-27-2005 Property located at 167 Silver Street, an application for site plan approval for the construction of eight (8) attached townhouse dwelling units – Keach-Nordstrom Assoc. for KAM Development, LLC (applicant) and Cynthia & Dennis Potter (owners)  
**Public Hearing: 09/08/05 [Staff Report Enclosed]**  
**Deadline for Action: 11/03/05**
8. SP-29-2005 PD-10-2005 Property located at 661 Bell Street, an application to create a planned development, and for site plan approval for the construction of a total of 38 dwelling units – Northpoint Engineering for Valley Vista, LLC  
**Public Hearings: 08/11/05 [Staff Report Enclosed]**  
**Deadline for Action: 10/13/05**
9. SP-30-2005 Property located at 32 N. Main Street, an application for site plan approval for the construction of a 2,800 sq. ft. retail building with on-site parking – Eric Mitchell & Assoc. for Otis Realty & 32 N. Main Street Corp.  
**Public Hearings: 08/11/05 [Staff Report Enclosed]**  
**Deadline for Action: 10/13/05**
10. PD-02-2005 Property located on Bodwell Road, an application to create a planned development by construction of ten (10) duplex buildings containing a total of twenty (20) dwelling units – Paul Cowette, Trustee  
**Public Hearings: 07/14/05 [Staff Report Enclosed]**  
**Deadline for Action: 09/08/05**

### **III. OTHER BUSINESS ITEMS:**

11. Discussion of the letter from Chuck Stergio regarding lighting at the remote parking lot for the Puritan Restaurant.
12. Letter/Petition from Attorney James F. Merrill regarding the Planning Board approval for expansion of the parking lot at Langer Place, Inc.
13. Review for Regional Impact of new applications.
14. Any other business items from Staff or Board.